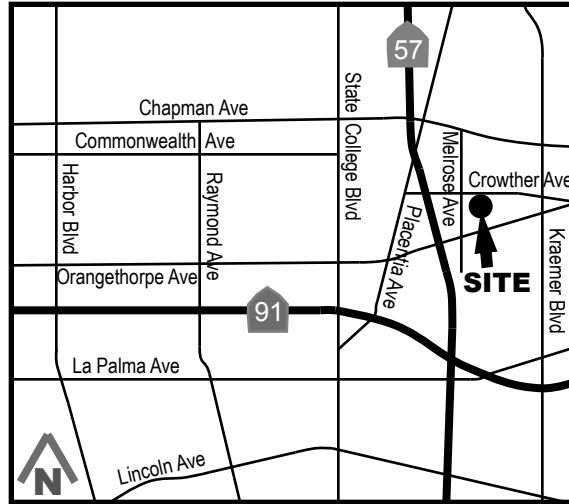


37,200 SQ. FT. - Placentia
 Industrial/Manufacturing/Fleet Maintenance
210 E. Crowther Avenue

FOR LEASE

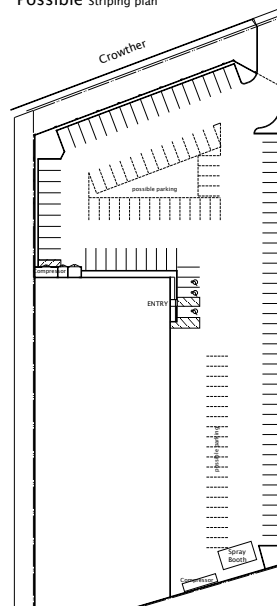
- 1.5 Acre Secured Concrete Yard
- Compressed Air System
- 11 Ground Level Doors
- 2 Permitted Paint Booths
- Great Freeway Access
- 800A, 480/277V Power

210 E. Crowther Avenue Placentia	
BUILDING SIZE-Sq. Ft.	37,200
Offices - Sq.Ft.	1,600
Warehouse - Sq.Ft.	35,600
Land Area - Sq.Ft.	111,470
AMENITIES:	
Clearance (minimum)	18'-0"
Coffee Bar/Lunch Area	NO
Fenced Yard	YES
Free Standing	YES
HVAC	Offices
Overhead Doors - G.L.	11 - 18'x12'
Overhead Doors - D.H.	---
Parking Spaces	128*
Power	800A/480-277V
Restrooms - Office	1
Restrooms - Warehouse	2
Skylights - Warehouse	YES
Space Heaters	NO
Sprinklered	YES
Trash Enclosure	YES
Warehouse Lighting	High-Bay
Will Amortize Add'l T.I.'s	YES
Exterior/Interior Security	YES
AVAILABLE	NOW
LOK BOX	CALL
*Possible parking	



AREA MAP

210 E. CROWTHER, PLACENTIA
Possible Striping plan



SITE PLAN

Floor Plan
and Details
on Reverse

All Dimensions Are Approximate; Drawings Not To Scale

ISIDORE C. MYERS
 JOSEPH A. **ERICKSON**
 Properties, Inc.

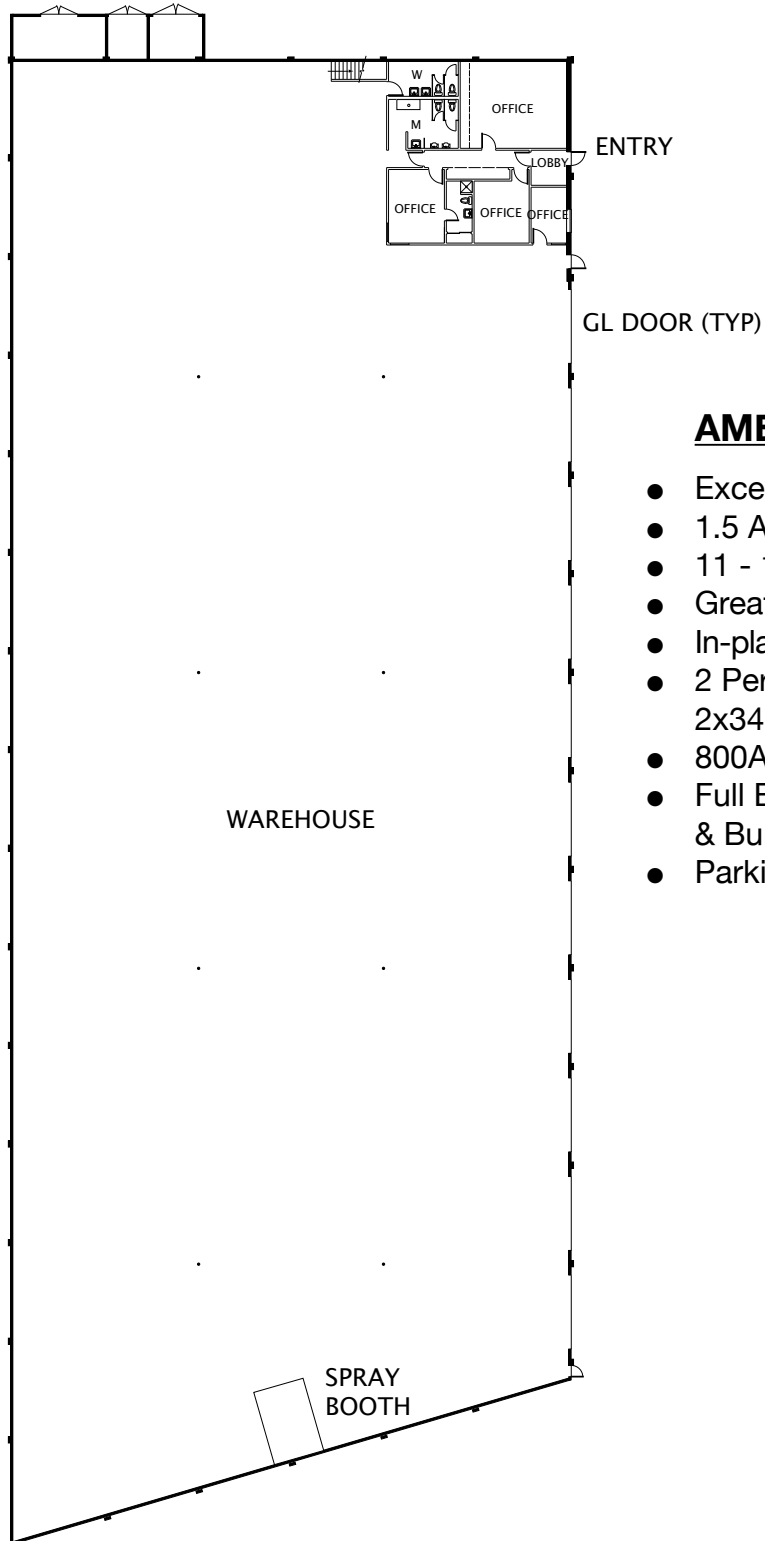
FULL COMMISSION TO BROKERS

This property is offered subject to leasing or removal from market without prior notice

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210 E. Crowther Avenue

FLOOR PLAN



AMENITIES

- Excellent Fleet Maintenance Facility
- 1.5 Acre Secured Concrete Yard
- 11 - 18' Wide Ground Level Doors
- Great Freeway Access
- In-place Compressed Air System
- 2 Permitted Paint Booths, 2x34 lbs per Day
- 800A, 480/277V Power
- Full Exterior Video Surveillance & Building Security
- Parking Easily Expanded

ISIDORE C.
MYERS
JOSEPH A.
ERICKSON
Properties, Inc.

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